



City of Santa Barbara

PLANNING COMMISSION

AGENDA

APRIL 20, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Julie Rodriguez, Planning Commission Secretary

NOTICES

A. TUESDAY, APRIL 18, 2017
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot

413 DIBBLEE AVENUE
Contact: Kathleen Kennedy, Associate Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

B. THURSDAY, APRIL 20, 2017
LUNCH MEETING

12:00 NOON
De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for

appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. April 6, 2017
 - 2. PC Resolution No. 005-17
Allocation of Unused or Expired Nonresidential Small Addition Square Footage
 - 3. PC Resolution No. 006-07
1601 State Street
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. APPEAL ITEM**APPLICATION OF SUSAN BASHAM, PRICE, POSTEL & PARMA LLP, ATTORNEY FOR RUBEN MAGALLANES, 413 DIBBLEE AVENUE, APN 037-112-003, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00008)**

The Chief Building Official has denied a building permit application for an “as-built” conversion of a storage basement to habitable space in an area located within the FEMA 100-year Special Flood Hazard Area and with a lowest finished floor elevation that is below the FEMA Base Flood Elevation. The denial of the building permit application by the Chief Building Official has been appealed by the property owner, and a variance to allow the conversion has been requested.

The discretionary application required for this project is a Variance to allow the conversion of the storage basement to habitable space (SBMC Chapter 22.24).

California Environmental Quality Act Guidelines Section 15270 states that CEQA does not apply to projects that a public agency rejects or disapproves. Further environmental review would be required if the application is approved. If the Planning Commission wishes to consider the approval of the Variance application, the hearing will be continued in order for City staff to analyze the project’s effects on the environment and prepare an environmental document in compliance with CEQA.

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

IV. DISCUSSION ITEMS**A. CARSHARE /ZIP CAR UPDATE**

Staff will provide the Planning Commission an update on the City’s Carshare program. The City has entered into a contract with Zipcar to provide hourly and daily self-service car rentals at 10 strategic locations in Downtown Santa Barbara. This is a discussion item, and no action will be taken by the Planning Commission.

Contact: Peter Brown, Mobility Coordinator
Email: PBrown@SantaBarbaraCA.gov

Phone: (805) 897-2669

B. COTA STREET BIKE LANE IMPLEMENTATION/BICYCLE MASTER PLAN UPDATE

Staff will provide the Planning Commission an update on implementing the 2016 Bicycle Master Plan. This will include near term improvements that can be expected as well as the results of the Cota One-Way analysis. This is a discussion item and no action will be taken by the Planning Commission

Contact: Peter Brown, Mobility Coordinator
Email: PBrown@SantaBarbaraCA.gov

Phone: (805) 897-2669

V. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

VI. ADJOURNMENT